



Government of Newfoundland and Labrador
Department of Municipal Affairs
Engineering & Land Use Planning Division

May 27, 2013

Mr. Richard Roche
Town of Logy Bay-Middle Cove-Outer Cove
744 Logy Bay Road
Logy Bay, NL
A1K 3B5



Dear Mr. Roche:

**LOGY BAY – MIDDLE COVE – OUTER COVE
Municipal Plan Amendment No. 13, 2013
Development Regulations Amendment No. 18, 2013**

I am pleased to inform you that the **Town of Logy Bay – Middle Cove – Outer Cove Municipal Plan Amendment No. 13, 2013 and Development Regulations Amendment No. 18, 2013**, as adopted by Council on the 8th day of April, 2013, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

Division The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,

A handwritten signature in blue ink that reads "Corrie Davis".

Corrie Davis, MCIP
Manager, Land Use Planning

Encls.

TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015



DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013

“RESIDENTIAL LOW DENSITY” to “COMMERCIAL LOCAL”

Logy Bay Road,

February 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013**

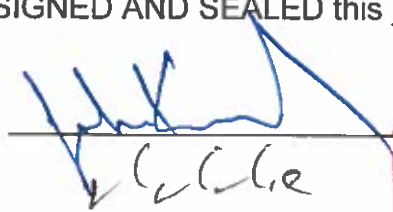
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove.

- a) Adopted the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013 on the 8th day of April, 2013.
- b) Gave notice of the adoption of the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013 by advertisement inserted on the 13th day and the 20th day of April, 2013 in the Telegram newspaper.
- c) Set the 2nd day of May at 7:30 p.m. at the Town Hall, Logy Bay-Middle Cove-Outer Cove for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove approved the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013 as adopted (or as amended).

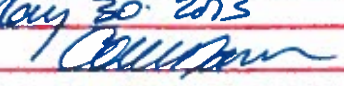
SIGNED AND SEALED this 8 day of MAY, 2013

Mayor:



(Council Seal)

Clerk:

Development Regulations/Amendment	
REGISTERED	
Number	<u>2945-2013-023</u>
Date	<u>May 30, 2013</u>
Signature	<u></u>



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Logy Bay-Middle Cove-Outer Cove adopts the Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013.

Adopted by the Town Council of Logy Bay-Middle Cove-Outer Cove on the 8th day of April, 2013.

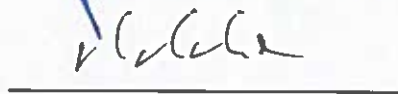
Signed and sealed this 8 day of May, 2013.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2013

BACKGROUND

The Town of Logy Bay-Middle Cove-Outer Cove proposes to implement Development Regulations Amendment No. 18, 2013. At the time of the Municipal Plan review, a local convenience store, located on the east side of Logy Bay road was in existence. The Development Regulations did not zone this property as a commercial use and it has remained in the Residential Low Density Land Use Zone (RLD).

The property has undergone an expansion and a number of commercial and professional uses now occupy the building, such as a convenience store, liquor store, day care centre, and medical professional offices. The Residential Low Density Land Use Zone (RLD) is no longer conducive to the number of uses that occupy this building.

The proposed amendment will re-zone the convenience store and associated uses from Residential Low Density Land Use Zone (RLD) to Commercial Local (CL).

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan Map has designated this area as Agriculture. The Agricultural designation was superseded by Amendment No. 2, 1988, and is now designated as Rural. The St. John's Urban Region Regional Plan policies for the Rural designation allow local commercial uses along collector roads. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required.

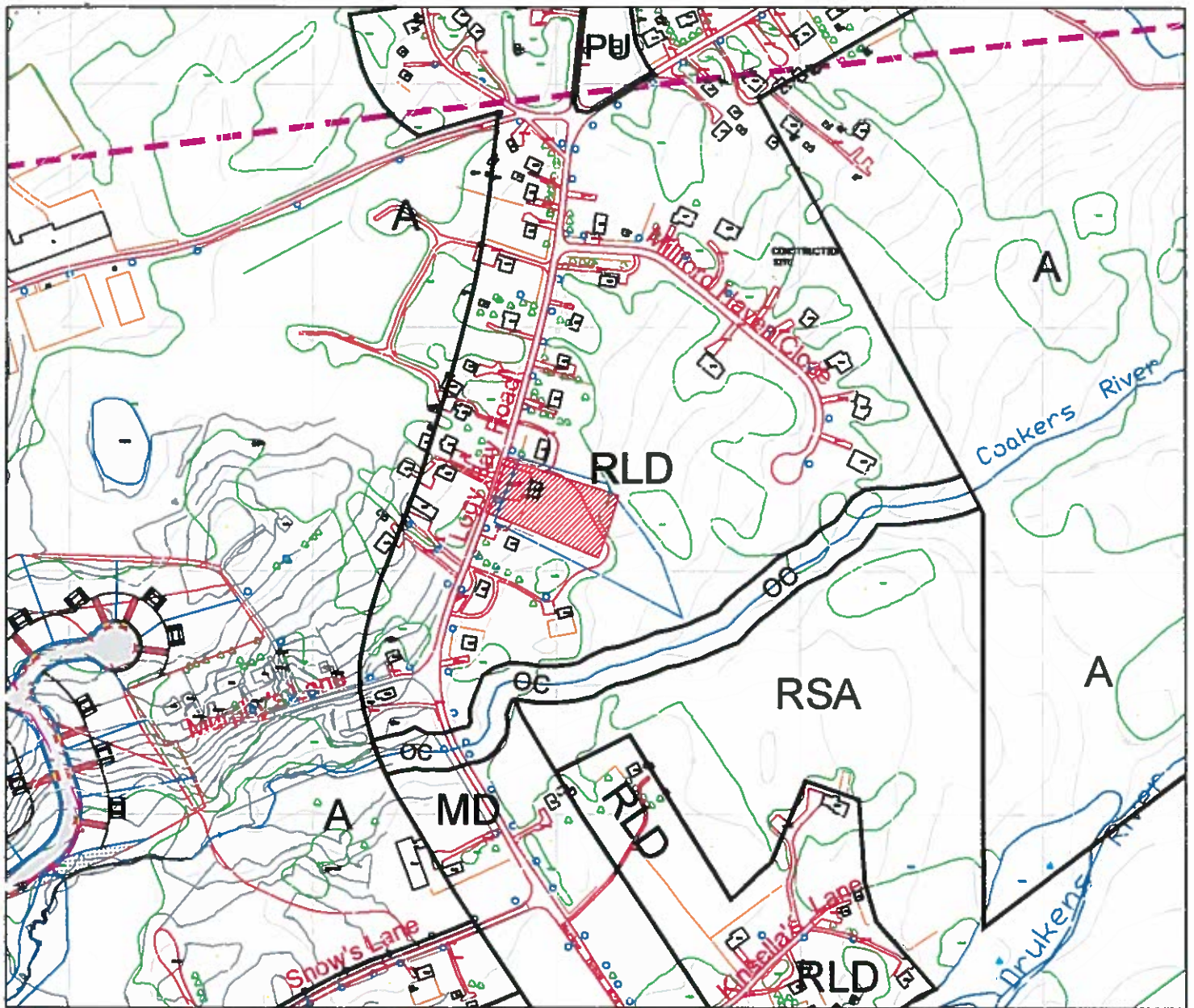
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Logy Bay-Middle Cove-Outer Cove published a notice in *The Telegram* newspaper on February 16, 2013 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from February 18, to February 22, 2013, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No objections or representations were received within the time stipulated in the notice.

AMENDMENT No. 18, 2013

The Town of Logy Bay-Middle Cove-Outer Cove Development Regulations are amended by:

- A) *Changing*** the highlighted area of land from “Residential Low Density” to “Commercial Local”.



TOWN OF LOGY BAY-MIDDLE COVE-OUTER COVE

MUNICIPAL PLAN 2005-2015

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 18, 2013**

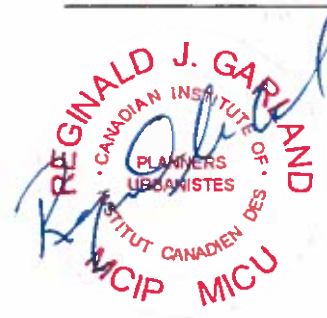
Dated at Logy Bay-Middle Cove-Outer Cove

This 8 Day of May 2013

[Signature] Mayor

[Signature] Clerk

Seal



Area to be changed from: "Residential Low Density" to "Commercial Local"

REGISTERED
Development Regulation Amendment
Number 2945-2013-023
Date May 30, 2013
Signature [Signature]
Scale: 1:5000

PLAN-TECH



ENVIRONMENT

I certify that the attached Town of Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No. 18, 2013 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.